



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Special Meeting: February 27, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Board Member Comments

2. Meetings and Hearings

7:00 P.M. Proposed Zoning Amendments, March Special Town Meeting

Mr. Perreault made the introduction, stating that these proposed zoning amendments are a result of many meetings of the Master Plan Implementation Group, which began meeting after the Master Plan was accepted at the May 2001 Annual Town Meeting. He said the Group members are: From the Planning Board: Mel Gordon and Jill Myers; from the Board of Selectmen: Phil Hammond and Tom Fiore; from Engineering: Jack Perreault and Eric Denoncourt;

Mr. Perreault said their consultant was John Connery from Connery Associates, Planning & Development Consultants. He said they attended the Corridor Nine Chamber meeting on Tuesday, February 25, 2003, to present the proposed changes to them and they were favorable to these amendments.

Mr. Connery reviewed the proposed amendments.

Article 1 – basically proposed changes in this Article are clarification of terms.

Article 2 – proposed amendments to the Use Regulation Table.

#1 – He said right now a house could be built on Route 9. This proposed amendment looks to take that ability away.

#2 – This proposes to change the hotel, motel, etc. use by taking out the required Special Permit in CB and LI and putting a yes, to make it allowed in these districts.

#3 & #4 – Adds footnote #26 which limits the floor area of the non-gasoline sales function of the property not to exceed 3,500 square feet.

Article 2 - (Cont'd)

#5, 6, 7, and 8 – Breaks up the types of businesses to provide Boards with the ability to put different conditions as needed.

#9 – These uses were not allowed in Limited Industrial (LI), and the proposed amendment is to allow with Special Permit.

Article 3 - This article 3 gives dimensional control to properties.

#1 – Under Commercial Business (CB), allow one standard lot area of 40,000 square feet and make the chart changes to reflect this.

#2 – This proposes change to Open Space percent of lot area and lot coverage percent.

#3, 4, and 5 – amends footnotes 6, 7, and 9.

There was discussion of the ability to have design control both on the frontage of Route 9 and along the backside of the development, which in many cases abuts residential property.

Article 4 - This article deals with the zoning map itself – creates a larger capacity of development.

Article 5 - This article provides proper adjustment of open space in Residence “A” – All other uses.

Article 6 - Amendment to eliminate a duplication in footnote numbering created by zoning amendments made at the September 2002 Special Town Meeting in the Use of hotels, motels, etc.

Barbara Clifford, Executive Director for Corridor Nine Area Chamber of Commerce, also a resident at Commons Drive, said she sent a letter to the attention of Mr. Perreault, dated February 27, 2003, expressing the Corridor Nine Area Chamber of Commerce’s support of these proposed amendments. She read portions of her letter.

Mike Maroney, 713 Hartford Turnpike, said he has been Industrial-zoned and does not want the proposed zone change, as it would be costly for them to get in conformity.

Joe DiPilato also asked to be exempt from the rezoning.

Ted Bartkiewicz, 408 South Street, asked for consideration on rezoning and said he would like to have the chance to do some research so he might not be negatively impacted, and then figure out what he wants to do.

Bruce Card, Board of Selectmen, residing at 20 Hancock Street, asked about grandfathering’ of existing businesses.

Christopher Kirk, 40 Westwood Road, asked a few questions for clarification of proposed amendments, related to parcels, which in April, 2001 were suggested to have zone changes and were not part of this zone change; a question of clarification regarding hotel Use; and a question regarding Article 3 – changing ‘Truck Terminal Use’ to “N” and not use “SP”.

Peter Collins, 31 Flagg Road, asked procedural question as to whether the Board would be making decision Article by Article or as a whole. Mr. Gordon said the Board hasn't decided at this time.

Ted Bartkiewicz, 408 South Street, commented on the property abutting his, where Mills Construction is going in, and the condition of the land and that there was no buffer, and expressed that he would like to see that a buffer area be required to be put in immediately prior to site work, so abutters are not affected by the condition of the site during construction.

Jim McCaffrey, 7 Birch Lane, asked about the size of the building for gas stations and mini marts. Mr. Perreault said many of these businesses were existing building converted over, and by looking a new construction this proposed sized seems to be reasonable.

Peter Collins, 41 Flagg Road, expressed concern that the definition of warehouse would allow a cross dock to fit in. Mr. Alarie said it would not.

Ted Bartkiewicz, 408 South Street, expressed continued concern for the negative impact to his neighborhood.

Mr. Gordon read the three letters received into the record:

- 1) Letter dated February 25, 2003, from TREC LLC
- 2) Letter dated February 25, 2003, from Grenier Construction Co., Inc.
- 3) Letter dated February 27, 2003, from Corridor Nine Area Chamber of Commerce

Mr. Gordon closed the hearing, asking Engineering to do map showing changes for the Board to look at.

The meeting adjourned at 8:20 P.M.

Respectfully Submitted,

Annette W. Rebovich